

THE LAND DEVELOPMENT PLAN

... presented herein, is an attempt to provide guidance toward just such balanced development in Beaufort County. The central thrust of this, our Plan, is to suggest the proper spatial allocation of various land uses throughout our County. In essence, our Plan presents a land use pattern which would allow a maximum of agricultural, commercial, industrial, recreational, and residential development at a minimum cost to the bounteous natural beauty of our County.

In short, **THE POLICY ADVOCATED BY OUR PLAN IS THAT THE BEST WAY TO DISCOURAGE UNDESIRABLE DEVELOPMENT IS TO ENCOURAGE DESIRABLE DEVELOPMENT AND TO EXERCISE JUST AND REASONABLE REGULATION OVER IT.**

As may be seen on the map, the following elements are stressed in our Plan:

1. Preserving most of our County in agricultural and timber usage in order to foster the growth of large scale farming in our County (Actually, very little of our County has soil suitable for other types of development).
2. Concentrating commercial usage in the existing towns in order to take advantage of readily available utilities, to provide a greater variety of goods conveniently located close by one another, to reinforce the commercial and residential attractiveness of the existing towns, and to prevent scattered commercial development from clogging highways vital to the overall growth of our entire County.
3. Concentrating industrial usage in industrial sites evenly distributed throughout our County. Each of the suggested sites combines suitable soil, ready access to road and rail transportation, access to electrical power, and convenient commuting time with sufficient remoteness from dense residential development, thereby providing both for the needs of industry and for the protection of residences.
4. Concentrating residential usage around the existing towns, particularly in the area between Washington and Upper Goose Creek, and around the Pungo River. Such concentration would make the most efficient use of readily available utilities, provide a variety of housing sites, foster expansion of cultural and recreational activities in our County's communities, and strengthen the commercial sector of those communities.
5. Developing public (a State Park with camping facilities) and private (commercial development of the Blackbeard theme) recreational usage in the Bath Creek area in order to provide the residents of our County with formal recreational opportunities and to capitalize on the tourist potential in that area.
6. Improving the major road and rail network throughout our County in order to provide quick, safe road links between the various residential, commercial, industrial, and recreational centers, and to provide fast, convenient access both to our County (for tourists from the north and west) and from our County (to the markets to the north and west).
7. Making a fresh water reservoir of the Pamlico River by building a dike-type bridge across the River, thereby creating a vast source of water both for residential and for industrial consumption. Two alternative bridge sites are indicated on the map. The upstream site is narrower, would be out of the way in the unlikely event that a deep-draft channel would be built up the Pamlico River, and would intrude less upon the proposed Bath Creek development. On the other hand, the downstream site would be much more convenient for the residents of the eastern extremities of our County, as well as for the people of Hyde and Pamlico Counties, would provide a greater body of fresh water, and would offer flood protection to a greater area of our County.

These are the seven critical elements of our Plan. As you can see on the map, these seven elements, considered together, comprise a cohesive approach to the task of determining where future development of various types can best be accommodated in our County. In essence, **OUR PLAN IS THE KEYSTONE TO ORDERLY FUTURE GROWTH IN OUR COUNTY.**

